	Total Card /	Total Parcel
APPRAISED:	1,161,900 /	1,161,900
USE VALUE:	1,161,900 /	1,161,900
ASSESSED:	1,161,900 /	1,161,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
102		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARIPARSAD NIRESH & MONICA M
Owner 2:	
Owner 3:	
Street 1:	102 ROBBINS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	102 ROBBINS LLC -
Owner 2:	-
Street 1:	54 HATHAWAY CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .145 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2014, having primarily Clapboard Exterior and 2925 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6300.000	674,700		487,200	1,161,900

Total Card	0.145	674,700		487,200	1,161,900
Total Parcel	0.145	674,700		487,200	1,161,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.23 | /Parcel: 397.23

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0004-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	674,700	0	6,300.	487,200	1,161,900		Year end	12/23/2021
2021	101	FV	655,500	0	6,300.	487,200	1,142,700		Year End Roll	12/10/2020
2020	101	FV	655,300	0	6,300.	487,200	1,142,500	1,142,500	Year End Roll	12/18/2019
2019	101	FV	512,200	0	6,300.	456,800	969,000	969,000	Year End Roll	1/3/2019
2018	101	FV	500,800	0	6,300.	377,600	878,400	878,400	Year End Roll	12/20/2017
2017	101	FV	500,800	0	6,300.	347,100	847,900	847,900	Year End Roll	1/3/2017
2016	101	FV	500,800	0	6,300.	316,700	817,500	817,500	Year End	1/4/2016
2015	101	FV	146,100	0	6,300.	310,600	456,700	456,700	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 11749

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
102 ROBBINS LLC	64885-37		2/6/2015		1,170,000	No	No		
CAMPBELL EDWARD	64271-395		9/24/2014	Estate/Div	270,000	No	No		
MURPHY EDWARD S	57629-239		10/13/2011	Convenience	10	No	No		Edward S. Murphy dod 11/18/1990
	8943-236		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2014	523	New Buil	235,000					
4/24/2014	384	Demoliti	8,000					
4/26/1995	210	Manual	3,000					ROOF

Legal Description	**User Acct** 99137
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Parcel ID 150.0-0004-0003.A

Insp Date 03/16/18

!11749!

PRINT

Date	Time
12/30/21	13:02:39

LAST REV

Date	Time
04/24/18	08:39:31
ekelly	

USER DEFINED

Prior Id # 1:	99137
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
3/16/2018	Inspected	PH	Patrick H
3/9/2018	MEAS&NOTICE	HS	Hanne S
3/26/2015	Meas/Inspect	PC	PHIL C
6/16/2014	Info Fm Prmt	PC	PHIL C
12/22/2008	Meas/Inspect	372	PATRIOT
12/9/1999	Mailer Sent		
11/19/1999	Measured	272	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6300		Sq. Ft.	Site		0	80.	0.97	9									487,202						487,200	

Total AC/HA:	0.14463	Total SF/SM:	6300	Parcel LUC:	101	One Family		Prime NB Desc	Brackett		Total:	487,202	Spl Credit		Total:	487,200

EXTERIOR INFORMATION

Field	Value
Type:	6 - Colonial
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	B- - Good (-)
Year Blt:	2014 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	G16 Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	15 - Carpet 20 %
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Feature	Value	Rating	Value
Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Feature	Value	Rating	Value
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Field	Value	%
Phys Cond:	AV - Average	3.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		3 %

CALC SUMMARY

Field	Value
Basic $ / SQ:	130.00
Size Adj.:	1.00897431
Const Adj.:	1.00800002
Adj $ / SQ:	132.216
Other Features:	133026
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	695550
Depreciation:	20867
Depreciated Total:	674684

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 4			Baths: 3				HB 1		

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:	AvRate:	Ind.Val

Field	Value	Field	Value
Juris. Factor:	1.00	Before Depr:	159.98
Special Features:	0	Val/Su Net:	142.73
Final Total:	674700	Val/Su SzAd	230.67

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,270	132.220	167,914
FFL	First Floor	1,020	132.220	134,860
BMT	Basement	936	39.660	37,126
HST	Half Story	635	132.220	83,957
GAR	Garage	598	19.330	11,562
OFP	Open Porch	184	25.670	4,723
CRWL	Crawl Space	84	19.830	1,666
	Net Sketched Area:	4,727	Total:	441,808
Size Ad	2925	Gross Area	5362 FinArea	2925

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

PARCEL ID: 150.0-0004-0003.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:	Total Special Featues:	Total: